

Recommendation Report for Planning Permission

REF NO: LU/264/17/PL

LOCATION: Land at
Fort Road
Littlehampton
BN17 7QU

PROPOSAL: Extension to existing office unit & storage area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Extension to front and rear and extension to create two storey flat roof building. Materials to match existing with grey weatherboard to upper floor.
SITE AREA	0.07 hectares. 670m ² .
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Slope up to site from road, 1m higher than road level.
SITE CHARACTERISTICS	Employment site with single storey workshop and storage building to west of site, hardstanding and grass bank to remainder.
CHARACTER OF LOCALITY	Industrial and business park with residential to north. Building vary in style and size.

RELEVANT SITE HISTORY

LU/325/05/	Change of use from LPG storage yard to car valeting, vehicle leasing and sale of ex lease vehicles.	Refused 15-03-06
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None relevant. Unit previously used as lawnmower repair and storage business.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

The Town Council's Planning and Transportation Committee considered this matter at its meeting held on Monday 16th October 2017 and had no objection to the application.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

WSCC Strategic Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

WSCC Strategic

The workshop is currently vacant and the extension proposals will create 160sqm for B1 (a) use class. The application does not indicate if the number of employees at the site will increase as a result of this planning application. There were however 12 employees previously.

WSCC car parking standards for B1 use class is 1 space per 30sqm, which would provide 5 spaces. No parking details have been provided in the application form and these need to be included to ensure parking can be accommodated for the use.

Fort Road East is described as industrial backing onto residential properties. The road has enforceable parking restrictions along both sides of the road and therefore any staff parking should be contained where possible in the site. In terms of sustainability the site is well located close to rail and bus services. Cycle storage should be considered to promote sustainable travel as per the NPPF guidelines.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in conclusions section.

POLICY CONTEXT

Designation applicable to site:
Within the built up area boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN12	Parking in New Development
GEN2	Built-up Area Boundary
GEN32	Noise Pollution
GEN33	Light Pollution
GEN34	Air Pollution
GEN7	The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality
D DM4 Extensions & Alterations to Existing Buildings
D SP1 Design
EMP SP1 Employment land provision
QE DM1 Noise Pollution

QE DM2 Light Pollution
 QE DM3 Air Pollution
 SD SP2 Built -Up Area Boundary
 SKILLS SP1 Employment and Skills
 T SP1 Transport and Development

Main Modifications of the Local Plan (April 2017):

EMP SP2 Economic Growth Areas
 EMP SP3 Employment Land Allocations

Littlehampton Neighbourhood Plan 2014 Policy 1 The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 22 Design of New Development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should

not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The development will create additional, employment B1 floor space, and the resultant extended building is considered to be in character with the surrounding industrial, business area in compliance with Littlehampton NDP policies 1 and 2 respectively.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would create additional employment land and opportunities have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle

The development will create additional, employment B1 floor space within the built up area boundary and is considered to be sustainable development. The principle of development is considered to be acceptable in compliance with saved policy GEN7 and Littlehampton NP policy 1 & 2.

Design and visual amenity

The extensions to the building are considered to result in a unit that reflects the character of the wider business/industrial park area, formed of many different property styles and sizes. The materials would have a modest appearance. As such the development is considered to be acceptable in terms of design and visual amenity in line with saved policy GEN7.

Residential amenity

Although a larger building would be created, it would be more than 10m (approx.) from the immediate private amenity spaces and windows of 61-71 Clun Road (nearest residential dwellings). The west facing first and second floor windows would be high level and no windows are proposed to rear (north). Given

the distance from properties the extension are not considered to create a building which would result in an overbearing impact or over-shadowing or loss of light to neighbouring residential amenity in compliance with the requirements of saved policy GEN7.

Transport and Highways

There is a high level of parking available on site as most of it is hardstanding and parking to front. There would be space for cycle storage within the unit. The development is considered to be acceptable in terms of parking impact and highways safety in line with saved policy GEN2 and emerging policy T SP1.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

- Location and Block Plans - Drawing 2
- Proposed Floor Plans and Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The building shall be used for B1 (Business) and B8 (Storage & Distribution) and for no other purpose/use of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with Arun District Local Plan policies GEN7 (GEN32 and GEN33).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.